

ORDINANCE 07-??

AN ORDINANCE TO AMEND THE PARK IMPACT FEE ORDINANCE OF THE TOWN OF WESTFIELD

WHEREAS, the procedures for enacting an Impact Fee Ordinance are contained in IC 36-7-4-1300-1341 and were previous approved by ordinance 97-23 dated December 8, 1997, updated by ordinance 04-09 dated March 8, 2004, updated by ordinance 06-54 dated November 13, 2006; and

WHEREAS, the Westfield Washington Township Advisory Plan Commission, the Impact Fee Advisory Committee, and the Westfield Parks Advisory Committee have reviewed certain information prepared by the Westfield Park Department addressing a revised park impact fee; and

WHEREAS, the Westfield-Washington Township Advisory Plan Commission held a public hearing for the Westfield Town Council on November 26, 2007 to review a proposed modification to the park impact fee amount referenced in Westfield Town Ordinances Chapter 40, IMPACT FEES, Article III. Parks and Recreation Impact fee, Sec.40.53; and

WHEREAS, the Impact Fee Advisory Committee, as established under IC 36-7-4-1312, at its meeting on November 1, 2007 recommended to the Westfield Town Council the modification of the fee structure for the park impact fee that was reviewed at the public hearing; and

WHEREAS, such Impact Fee Ordinance will only apply to certain improvements and developments within the impact zone as specified in the Parks & Recreation Zone Improvement Plan (February 2004);

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD TOWN COUNCIL THAT THE FOLLOWING AMENDMENT BE MADE TO THE WESTFIELD TOWN ORDINANCES.

SECTION 1. Amend Chapter 40, IMPACT FEES, Article III. Parks and Recreation Impact Fee, Sec.40.53 to read as follows:

Chapter 40
IMPACT FEES
Article III Parks and Recreation Impact Fee

Section 40-53 Establishment of Parks and Recreation Impact Fees

Based upon the Zone Improvement Plan previously referred to and which is made a part of the Ordinance, the Council determines that the impact costs, minus the sum of nonlocal revenues and impact deductions (as defined in IC 36-7-4-1321), equal the amount of nine hundred and twenty eight dollars (\$930.00) per equivalent dwelling unit, and that, therefore, the impact fee to be imposed on every development subject to this ordinance shall equal the product of: (a) nine hundred and twenty eight dollars(\$930.00), times (b) the number of equivalent dwelling units to be constructed pursuant to the improvement location permit obtained by the fee payer.

The Council does hereby make as a part of the record of these proceedings, all of the data collected, the calculations made, and the conclusions reached in the creation of the Zone Improvement Plan, and specifically instructs the Parks Department to make such data and other information inclusively available to anyone for review during regular business hours.

SECTION 2. This ordinance shall be in full force and effect in accordance with Indiana Law, upon its passage by the Town Council, its publication in accordance with law, and upon the passage of any applicable waiting period, all as provided by the laws of the State of Indiana.

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ADOPTED AND PASSED THIS ____ DAY OF _____, 2006, BY THE
WESTFIELD TOWN COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD TOWN COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Andy Cook	_____ Andy Cook	_____ Andy Cook
_____ John Dippel	_____ John Dippel	_____ John Dippel
_____ Jack Hart	_____ Jack Hart	_____ Jack Hart
_____ Robert Horkay	_____ Robert Horkay	_____ Robert Horkay
_____ Joe Plankis	_____ Joe Plankis	_____ Joe Plankis
_____ Bob Smith	_____ Bob Smith	_____ Bob Smith
_____ Ron Thomas	_____ Ron Thomas	_____ Ron Thomas

ATTEST:

Clerk-Treasurer, Cindy Gossard

Park Impact Fees Justification

Westfield is a growing community with many needs which need to be met. As with all towns that have a high growth rate, keeping up with that rate is at times difficult. With each new development comes the challenge of providing for the recreation needs of the new members of the community. There are also the new lands that are dedicated as parks in these new areas.

In order to help develop these areas, the Park Impact Fee was established. The fee is to be used to develop areas that are given to the community for parks. The fee has been in place since 1997 and was last updated in 2006.

At the present time the renovation of both Quaker Park and the North End of Asa Bales Park has been completed. This 1.9 million dollar project is financed by a general obligation bond and park impact fees that have been collected. We are planning on the renovation of the South End of Asa Bales Park and the construction of two additional sites that belong to the Town of Westfield. Asa Bales South will have the addition of an amphitheater, and a shelter and restroom. The two additional sites are going to be developed into sports complexes. Armstrong Park in the Countryside Subdivision will become a practice soccer facility, and Osborn Park in the Maple Knoll Subdivision will be developed into a four diamond baseball complex. There have also been indications from at least two other developers about the dedication of approximately 50 more acres in three sites for town park property.

We must also continue to work to develop the trail system in Westfield. This was the first priority of the community when the five-year Master Plan was completed in 2004. As we move forward, the development of the Monon and the Midland Trace must have a place for funding and development.

With the establishment of the Westfield Parks and Recreation Department, there will be a need to add equipment and facilities for the improvement of the parks system. There is the need to add play equipment to Freedom Trails Parks, expand Simon Moon Park, including the construction of trails and markers around the existing storm water basins behind the Public Utilities building and the installation of another sprayground. We have expanded the park to approximately twice its original size. We also have the 17 acre Raymond Worth Park on Little Eagle Creek Road that needs to be developed. We are now in the planning stages as to exactly what we need to place on that site. We have also added the six-acre Woods at the Maples site on 169th Street. This site will be a natural area with trails through the existing woods.

As we continue to grow and add more housing units, there will be a continued need for additional park land. In order to plan for the future and possibly acquire land in areas that are deficient in open space, we must continue to accumulate funds. At the present time, the Parks and Recreation Department does not have any capital funds that come from property taxes. Everything that we will do in the way of construction and renovation will be accomplished through the Park Impact Fee.

Town of Westfield Parks and Recreation Zone Improvement Plan

Introduction

The Town of Westfield has experienced tremendous growth over the past decade. Development is flourishing and our community is prospering. Such prosperity and rapid development necessitate planning for future growth in a manner which reflects community values and goals.

In November 1996, Westfield initiated an effort to identify and define community goals and values pertaining to parks and recreation. These objectives were achieved through the efforts of the Westfield Parks Advisory Committee. From these efforts, an impact fee of \$206.00 was enacted in 1998.

In 2004, the Park Impact fee was revisited and with the growth and planning that had been done, an impact fee of \$267.00 was enacted. This fee reflected the needs and desires that were expressed by the community in the public survey that was done in 2004.

With the additional growth Westfield has seen since that time, it is crucial to update the impact fee and ordinance. This document serves as a Zone Improvement Plan in compliance with Indiana law. As such, it provides a foundation for imposing impact fees on future development to offset additional costs for park system expansion and improvement and maintain the present service level.

Planning Area

Westfield is located in central Hamilton County, Indiana. The main east-west thoroughfare of the community is State Highway 32 which traverses the entire county connecting Westfield to the City of Noblesville to the east and US 421 to the west. Westfield is connected to the Indianapolis highway system via US Highway 31 which runs north and south, bisecting the corporate limits of the Town of Westfield.

The study area of the plan includes all of Washington Township-the area between 146th Street and 216th Street; and between Gray/Moontown Road and Hamilton-Boone Road. It is assumed this defined region represents the service area to which the Town of Westfield will ultimately provide park services.

Infrastructure Zone

An Infrastructure Zone is hereby identified as required by Indiana law and is defined as a single zone coinciding with the boundaries of the corporate limits of the Town of Westfield. The subsequent growth projections and estimated costs described in this plan specifically pertain to this zone.

Westfield Parks Advisory Committee

This committee was originally created on September 9, 1996 (Resolution 96-13). Five members were originally appointed. The current Parks Advisory Committee has twelve members who are charged with studying the park needs of the Town, and making recommendations to the Town Council and Parks and Recreation Department staff.

Public Participation

An original township wide parks and recreation survey was completed in 1997. In 2004 an updated community survey was conducted with help from Ball State University. This survey gathered data on quality of life measures, community perceptions, economic opportunities and parks and recreation services.

Summary of Park Survey

- A total of 10,000 surveys were mailed to residents throughout Washington Township. The Survey results indicate a strong community support for parks and recreation services.
- A majority (65%) of respondents believe Westfield needs to build more parks now and within 10 years to accommodate growth.
- Most (96%) respondents believe more money should be raised to provide parks and recreation services. They split on the method of acquiring such funds
 - 6% opted for increased state sales tax
 - 11% opted for additional federal funds
 - 21% chose lottery/gaming proceeds
 - 20% chose increased user fees
 - 24% selected increased special use taxes
 - 7% preferred other local funding
 - 2% chose increased state income tax
 - 5% had no preference
- Park development options were evenly split between “active” and “passive” uses
- Eighty-seven (87%) percent of respondents felt outdoor recreation is either essential or desirable

The following list represents the most desired activities which people either participated in within the last year, or would participate in if facilities were available:

1. Walking/biking/jogging
2. Fairs and Festivals
3. Picnicking
4. Ice Skating and Sledding
5. Horseback riding

More specific information regarding the public participation survey is available at the Parks Department located at Westfield Public Works.

Identified Goals

The following goals are among those articulated through the public input survey and through the economic development planning process:

- Westfield should clarify the institutional roles and responsibilities of the Town, Township, and County park boards;
- Encourage ongoing communication and joint planning between all park boards;
- Continue to promote a stable revenue source to support parks and recreation;
- Develop and implement a plan for the extension of the Monon Trail;
- Address connectivity in park master planning;
- Identify land that can be used for both active and passive parks;
- Continue contact and discussions with two grassroots organizations:
 - Monon Greenway Committee
 - Hoosier Rails to Trails
- Develop a partnership program between the Town, Westfield-Washington Schools, not-for-profits, and other private entities.

Projected Growth

The incorporated Town of Westfield represents just over 44% of the 56-square mile area of Washington Township. Most of the land which currently lies within the unincorporated areas of the township is undeveloped. Typically, areas are incorporated by the Town of Westfield as they develop.

According to the 2000 Census, the incorporated Town of Westfield has a population of 9,293. In a special Census held in July of 2006, Westfield currently has a population of 24,075 people. Westfield is projected to have a population of between 63,000 and 75,000 by the year 2020 (utilizing current census data).

Existing Parks and Recreation Facilities

The Town of Westfield's park system includes ten park sites, ranging from small pocket parks with benches and landscaping to larger tracts containing play and picnic facilities.

Asa Bales Park is located in the heart of the downtown area. It consists of ten acres and contains three picnic shelters, two play areas, a walking path, restrooms and skate park. Future plans call for an amphitheater, parking, additional restrooms, additional picnic shelters and an entrance to North Union Street.

Quaker Park is located on the Town's west side. It contains four picnic shelters, playground, restroom, basketball court, a connection to the Midland Trace Trail, sports fields, and a sprayground.

Simon Moon Park is a small five-acre parcel on the east side. This park is adjacent to the Public Works Department campus. Existing facilities include a small parking lot, a picnic shelter, and two playgrounds. This site also includes a connection to the Midland Trace Trail. Future plans include expansion of the site and to add additional shelters, restrooms, and a sprayground.

Liberty Park and the Richardson Wetlands is a five-acre site in the southern part of Westfield. There is a wetlands mitigation on the site that includes wooded wetlands, aggregate pathways and a boardwalk. There is also a small observation deck with interpretive signs for the area. The site is connected to the Natalie Wheeler Trail.

Raymond Worth Park is a seventeen-acre site that lies on the western edge of Westfield. Currently this site has a native canopy and understory trees and a small gravel parking lot. Future plans for the site have not been finalized.

Roy O. Hadley Park is a small downtown plaza with a covered seating area and plantings. The parcel has no plans for expansion at this time.

Armstrong Park is a seventeen-acre site in the south central part of the community in the Countryside addition. This site is undeveloped at this time. Future plans call for youth sports athletic fields on the property.

Osborn Park is a 35-acre tract on the Town's near west side adjacent to Maple Glen School. This parcel is located in the Maple Knoll Subdivision. This site is undeveloped at this time. Future plans call for youth sports fields on the property.

Freedom Trail Park is located on the near east side. This park is 25 acres and is adjacent to Washington Woods School and the Silver Lakes and Willow Creek subdivisions. This site has three athletic fields and an internal pathway on the property. Future plans call for the construction of a concession stand, playground, and additional parking.

The Woods at the Maples is a six-acre tract that is heavily wooded. It is located at the corner of 169th and Spring Mill. This tract is undeveloped, but will remain natural, with walking paths and interpretive signs.

The Martha Doan Park is a small .3-acre pocket park on South Union St. It is a memorial Garden to those from Westfield's history.

Natalie Wheeler Trail is a four-acre linear park that runs from Woodside Dr. to Cool Creek Park Entrance. It is a little over one mile trail that runs north to south.

Park Service Assessment

Park service demand is defined as the type and amount of recreational activities desired by a community. *Park service need* is defined as recreational demand in excess of the existing levels of park service. Accurately determining demand and need is essential for identifying overall deficiencies in the park system. Park and recreation **demands** were determined through the previously discussed community survey.

Commonly, park and recreation **needs** are determined through developing and applying standards. The most well known and accepted park land standards have been developed by the National Recreation and Parks Association. These standards look at acres of park land provided per person. The national standard for local recreation lands is .020 acres per person (or 20 acres/1000 people). Local lands are those managed by county, municipal or township agencies.

Currently Westfield provides 135.55 acres of park lands. Using the 20 acres per 1000 calculation, (using the Town's population figure of 24,075) the current level of park services provided by the Town should be 482 acres. Westfield has a current land deficit of 364 acres. Clearly, the acres of park lands need to dramatically increase to accommodate immediate needs as well as future ones.

Responding to New Park Demands

Westfield currently has a mix of public, private, and semi-public park facilities. It is assumed this mix of services will continue to provide services in the future.

The incorporated Town of Westfield maintains 135.55 acres of park property and improvements valued at \$7,439,250.00. This expenditure divided by 8000 households results in a per household cost of \$930.00. In other words, it currently costs the Town of Westfield \$930.00 per single family dwelling unit to provide parks services. A park facilities benefit assessment of \$930.00 would allow the Town to maintain its current level of service. However, as noted above, The Town of Westfield is not meeting current levels of need with its existing park facilities. With this in mind, it is recommended that a park facilities benefit assessment of \$930.00 per single family dwelling unit be implemented for the Town of Westfield.

The chart below shows the value of park lands and facilities the Town has provided to date:

Park	Acres	Value per Acre	Total Land Value	Improvement Value	Total Value
Asa Bales Park	10	35,000	\$350,000.00	\$1,201,000.00	\$1,551,000.00
Quaker Park	7	35,000	\$245,000.00	\$1,024,400.00	\$1,269,400.00
Simon Moon Park	8	35,000	\$280,000.00	\$45,100.00	\$325,100.00
Freedom Trails Park	25	35,000	\$875,000.00	\$37,500.00	\$912,500.00
Armstrong Park	17	35,000	\$595,000.00	\$0.00	\$595,000.00
Osborne Park	35	35,000	\$1,225,000.00	\$0.00	\$1,225,000.00
Hadley Park	0.25	35,000	\$8,750.00	\$35,000.00	\$43,750.00
Liberty Park	5	35,000	\$175,000.00	\$252,000.00	\$427,000.00
Raymond Worth Park	17	35,000	\$595,000.00	\$0.00	\$595,000.00
Natalie Wheeler Trail	5	35,000	\$175,000.00	\$300,000.00	\$475,000.00
Martha Doan Park	0.3	35,000	\$10,500.00	\$10,000.00	\$20,500.00
The Woods At the Maples	6	35,000	\$210,000.00	\$0.00	\$210,000.00
Totals	135.55		\$4,534,250.00	\$2,905,000.00	\$7,439,250.00

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Quaker Park	7	35,000	\$245,000.00	\$1,024,400.00	\$1,269,400.00
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Freedom Trails Park	25	35,000	\$875,000.00	\$37,500.00	\$912,500.00
Armstrong Park	17	35,000	\$595,000.00	\$0.00	\$595,000.00
Osborne Park	35	35,000	\$1,225,000.00	\$0.00	\$1,225,000.00
Hadley Park	0.25	35,000	\$8,750.00	\$35,000.00	\$43,750.00
Liberty Park	5	35,000	\$175,000.00	\$252,000.00	\$427,000.00
Raymond Worth Park	17	35,000	\$595,000.00	\$0.00	\$595,000.00
Natalie Wheeler Trail	5	35,000	\$175,000.00	\$300,000.00	\$475,000.00
Martha Doan Park	0.3	35,000	\$10,500.00	\$10,000.00	\$20,500.00
The Woods At the Map	6	35,000	\$210,000.00	\$0.00	\$210,000.00
Totals	135.55		\$4,534,250.00	\$2,905,000.00	\$7,439,250.00
	Housing Units				
Impact Fee	8000		\$929.91		

